



**PRICE GUIDE:** Contact agent

Area: 955 m2

## Legal Height, Four Bedroom Home in Central Location

Sold by Graham and Shelly Lynham

This spacious high set four bedroom home offers a great opportunity for the growing family or investors alike. With loads of potential and the opportunity to create this home your own. Having been with the one family for many years she is awaiting her new owners. Being of legal height allows the new home owner to add their own touch or renovate. Situated on a corner allotment with room for a pool, shed or even just for children to run and play the choice is yours to make.

### THE PROPERTY

- Four goods sized bedrooms
- Large Lounge
- Air conditioning to living area
- Freshly painted internally
- Separate Dining, Living and Kitchen
- Downstairs offers Rumpus/games/teenagers r



**Graham Lynham**  
0447 250 222

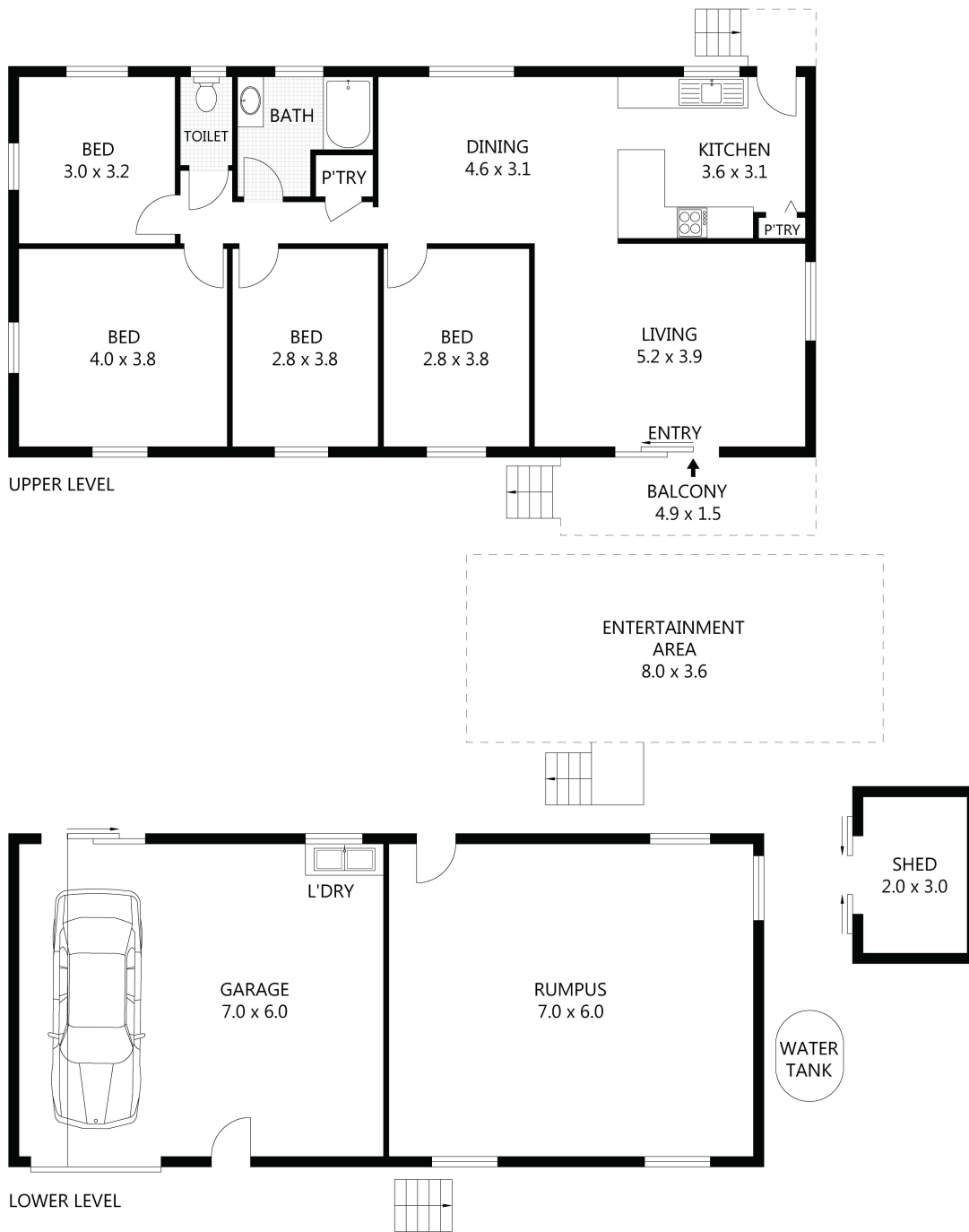


**Shelly Lynham**  
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

TOTAL UNDER ROOF	-	227m <sup>2</sup>
SHED	-	6m <sup>2</sup>
BALCONY	-	7m <sup>2</sup>
ENTERTAINMENT AREA	-	29m <sup>2</sup>
GARAGE	-	42m <sup>2</sup>
RESIDENCE	-	149m <sup>2</sup>

## 32 Valencia Street, Cranbrook